

ZONING AND ADJUSTMENT BOARD

October 7, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, October 7, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Dale Nichols, Rusty Mask, Richard Bradley, and Frank Topping. Lamar Parker, Evan Merritt, Wayne Lee, Mark Caruthers and Todd Brown were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on September 16, 2002. Mr. Nichols seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2002-73

Arthur Natteal

Mr. Bratton made a motion to remove the case from the table. Mr. Bradley seconded the motion and the motion carried. The applicant was not present. Therefore, Mr. Topping made a motion to deny the case due to the applicant being absent. Mr. Nichols seconded the motion and the motion carried.

ZP2002-101

M.L. & Anita Page

Mr. Bradley made a motion to remove the case from the table. Mr. Bratton seconded the motion and the motion carried. Steve Burns, representative for the applicant, was present and requesting a rezoning from RR1 and C2 to R2C on 2.2 acres MOL. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Topping made a motion to recommend approval of the rezoning from RR and C2 to R2C to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

ZP2002-102

Lourdes Guzman, Et al

Jesusa Borja, representative for the applicant, was present and requesting a rezoning on 5 acres MOL from RR5 to RR1. There were 11 notices sent. Of the 11 notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval of the rezoning from RR5 to RR1 to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-108

Leroy Erving

Nathaniel Erving and Genna Pearson, representatives for the applicant, were present and requesting to rezone 5 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map and for the purpose of lineal transfer. There were seven notices sent. Of the seven notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Topping made a motion to recommend approval to rezone 5 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map and for the purpose of a lineal transfer to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

Mr. Caruthers arrived at 6:40 p.m. during the above case and did vote.

ZP2002-109

Karen & John Vandemark

Karen and John Vandemark were present and requesting a rezoning from A5 to RR1C on 2.50 acres MOL for the purpose of a lineal transfer. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. There were no objections from the audience. The Board had questions regarding the parties involved in the lineal transfer. Mr. Nichols made a motion to recommend approval of the rezoning from A5 to RR1C on 2.50 acres MOL for the purpose of a lineal transfer to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-104

Charles & Joan Veit

Charles and Joan Viet were present and requesting a renewal for a Temporary Use Permit for two years to allow a security trailer on their property. There were 11 notices sent. Of the 11 notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Topping made a motion to approve the request for a renewal for a Temporary Use Permit to allow a security trailer on the property for two years. Mr. Nichols seconded the motion and the motion carried.

ZP2002-106

Joan Roberts Watkins

Joan Roberts Watkins and Wanda Preston, the applicant's daughter, were present and requesting a Temporary Use Permit for one year to allow a travel trailer as a temporary residence. Ms. Preston's mobile home, which is located on the property, is extensively contaminated with mold and not suitable for human occupation. Ms. Preston had previously supplied the Planning Department with a toxicology report and gave background information regarding the mobile home. There were 11 notices sent. Of the 11 notices sent, there were five received in favor and none in objection. There were no

objections from the audience. There were no further questions or discussions from the Board. Mr. Nichols made a motion to approve the request for the Temporary Use Permit for one year to allow a travel trailer on the property as a temporary residence while the situation of the contaminated mobile home is being resolved based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-107

Eudora Cowart

Ray Goodwin and Al Silver, representatives for the applicant, were present and requesting a major Special Use Permit to allow a mud bogging racetrack on 33 acres MOL. There were six notices sent. Of the six notices sent, there were two received in favor and six in objection. The letters of objection were read into the record. The applicants provided Mrs. Webb with petitions prior to the hearing with 416 signatures for approval of the racetrack, which was also read into the record. The audience consisted of people in opposition and support of the application. The people in opposition who requested to speak are as follows: Mickey Harris, Tena Lula Crenshaw, Edward Emrick, Nancy Canaday, Ann Carmichael, Linda Wood, Paul Bovee and Jim Thigpen. The people in support who requested to speak are as follows: Michael Hunter, Steven Hunter, Norman Eastman, Ron Berry and Larry Mitchell. Mr. Goodwin gave the Board information regarding the layout of the site, liability insurance and stated the intent of the track was for family oriented entertainment. Mr. Goodwin formally requested the case be tabled until the next ZAB meeting to allow him to have his zoning attorney present. Mr. Caruthers made a motion to table the case until the October 21, 2002 ZAB meeting. Mr. Bratton seconded the motion and the motion carried.

Public Forum

A public discussion was held regarding having a consent agenda for unopposed cases and administrative cases and have the Board members vote on that agenda. Any other cases needing discussion would then be called on a case-by-case basis. Attorney Neal and Mrs. Rogers stated it was a possibility and something they could look into.

Mr. Story requested that the Board discuss changing the ZAB meeting time from 6:30 to 7:30 during the summer hours. The Board rejected the idea due to finding it much easier on everyone to have the time of the meeting remain as is.

Mr. Topping made a motion to adjourn the meeting. Mr. Nichols seconded the motion and the motion carried.

The meeting adjourned at 7:33 p.m.

Larry Story, Chairman
Zoning & Adjustment Board